VALLEY VISION 2

A REGIONAL APPROACH TO
SMART GROWTH, CHAPTER 40R & AFFORDABLE HOUSING
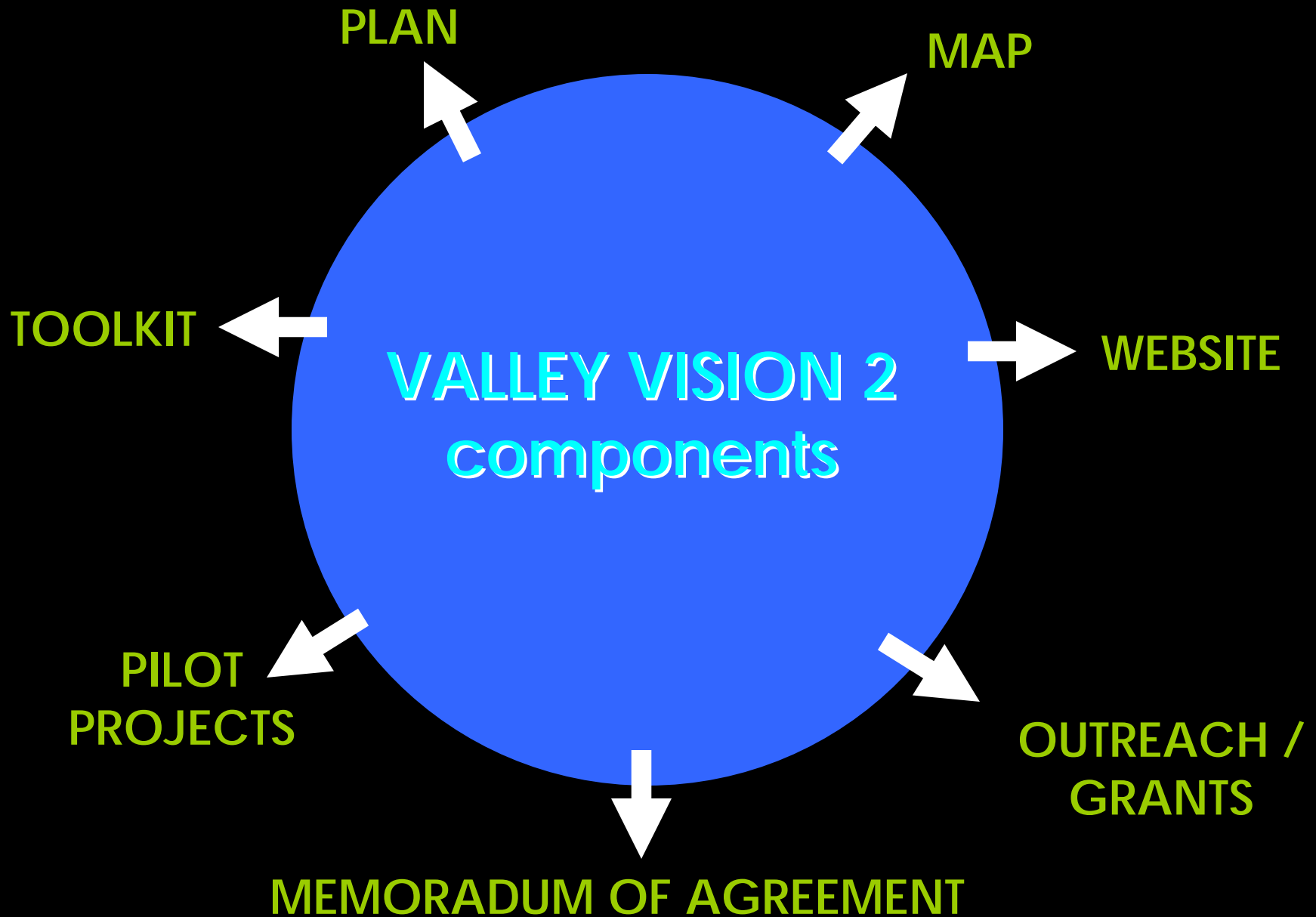
10 YEAR UPDATE

COX FOUNDATION

VALLEY VISION 2

NEW DEVELOPMENT FORMS & THREATS

NEW SMART GROWTH TOOLS

PLAN

MAP

TOOLKIT

WEBSITE

VALLEY VISION 2
components

PILOT
PROJECTS

OUTREACH /
GRANTS

MEMORADUM OF AGREEMENT

VALLEY DEVELOPMENT COUNCIL

- Architects
- Builders
- Building Inspectors
- Community Development
- Environmental Engineering
- Financing
- Land Conservation
- Planners
- Real Estate
- State Government

PUBLIC / PRIVATE SECTOR

KEY PLAYERS

EXPERTISE
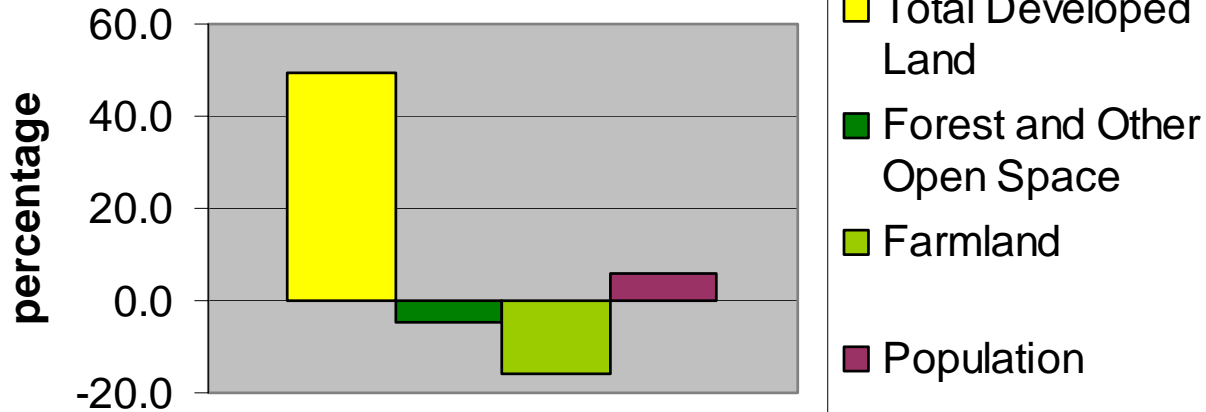
ENGAGE STAKEHOLDERS

FOSTER RELATIONSHIPS

WHY IS IT IMPORTANT?

% change 1970-2000

Legend:
- Total Developed Land (yellow)
- Forest and Other Open Space (dark green)
- Farmland (light green)
- Population (magenta)

y-axis: percentage (-20.0 to 60.0)

VALLEY VISION MAP

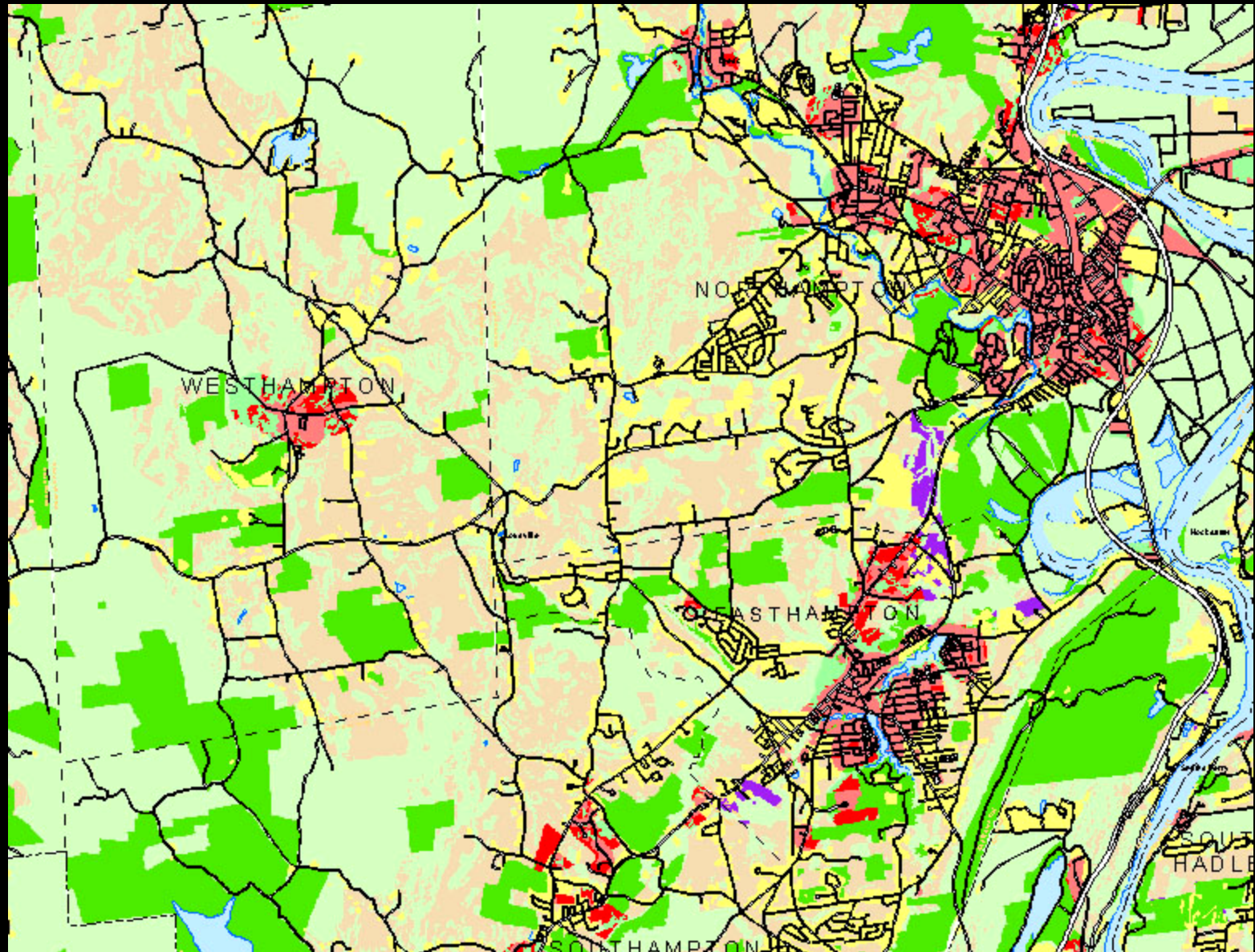25 LAYERS

OVERLAP ANALYSIS

LAND SUITABILITY FOR
DEVELOPMENT & OPEN SPACE

GROWTH AROUND EXISTING
CENTERS

CHAPTER 40R DISTRICTS

MAPPING POTENTIAL CHAPTER 40R DISTRICTS

CHAPTER 40R MAPPING ISSUES

Difficulty in mapping certain criteria

Lack of definitions for some terms (i.e. mixed use)

SGDs in commercial corridors and along linear rural bus routes – not the best locations for housing in some cases?

"Qualifying Adjacent Areas" buffer creates larger potential SGDs than "Eligible Locations"

Regulations result in little or no land qualifying in un-sewered rural communities.

SUBREGIONAL CHAPTER 40R PROJECT

EASTHAMPTON

HOLYOKE

WESTFIELD

Easthampton, Holyoke & Westfield

Review of Valley Vision maps

Identified top priority sites

Assessed zoning, ownership, eligibility

PDF grant application

SUBREGIONAL CHAPTER 40R: SITES

23 SGZD sites identified:

former mills
hospital
train station
fire station
high school
vacant lands
strip mall
downtown infill sites

Easthampton: 9 sites

Holyoke: 10 sites

Westfield: 4 sites

SUBREGIONAL CHAPTER 40R: SITES

EASTHAMPTON

SUBREGIONAL CHAPTER 40R: SITES

HOLYOKE

SUBREGIONAL CHAPTER 40R: SITES

WESTFIELD

SUBREGIONAL CHAPTER 40R: POTENTIAL HOUSING PRODUCTION

Maximum estimated housing production:

5,575 new units

1,480 rehab units

SUBREGIONAL CHAPTER 40R:
TASKS AND ANALYSIS

Site and ownership analysis

Meet with property owners, stakeholders

Develop Chapter 40R proposal

Municipal housing needs assessment

Map SGZD boundaries

Public outreach and adoption

PILOT PROJECTS

FACILITATE PUBLIC AND PRIVATE PARTNERSHIPS

BUILDING BETTER FORUM

IDENTIFY AND MATCH:

DEVELOPERS & PROJECTS

COMMUNITIES

PROJECT LOCATIONS

TECHNICAL & FINANCIAL ASSISTANCE

NEXT STEPS

Plan and MOA Adoption

Implement Pilot Projects and SGZDs

Smart Growth Awards

Smart Growth Toolbox

Ongoing Local Technical Assistance

PIONEER VALLEY PLANNING COMMISSION

QUESTIONS
&
COMMENTS